

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Glenn F. Williams & Associates, 6020 Rutland Drive, #19, Carmichael, CA
OWNER L. R. & P. Winn, 3427 'J' Street, Sacramento, CA 95816
PLANS BY Glenn F. Williams & Associates, 6020 Rutland Drive, #19, Carmichael, CA
FILING DATE 1/24/85 ENVIR. DET. EIR Certified 12/5/85 REPORT BY SD:bw
ASSESSOR'S-PCL. NO. 117-160-10

- APPLICATION:**
- A. Certification of Supplemental EIR for Duncan Estates (October 1984, SCH #84022009)
 - B. Rezone 15+ vacant acres from Agriculture (A) to Single Family (R-1) (Sec. 13).
 - C. Tentative Map (P84-033)

LOCATION: East side of Franklin Boulevard, 3,000+ feet south of Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 15+ vacant acres into 83 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Vacant; A
East:	Vacant; A
West:	Vacant; A

Property Dimensions:	260' x 2,421'
Property Area:	15+ acres
Density of Development:	5.5 du/ac gross
Topography:	Flat
Street Improvements/Utilities:	To be provided

BACKGROUND INFORMATION: On June 12, 1980, the Commission considered a request to subdivide the subject site into 85 lots. The Commission recommended denial of the project due to insufficient drainage facilities. The project was not pursued.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 20, 1985, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

PROJECT EVALUATION: Staff has made the following findings:

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- A. **Land Use:** The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1968 Valley Hi Community Plan.

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The site is surrounded by single family residential uses to the north and vacant land designated for low density residential uses to the east, south and west. The proposed South Sacramento Community Plan designates the site for four to eight units per acre. The proposed density of the subject site is 5.5 units per gross acre.

- B. Design: The subject site is located adjacent to an existing single family subdivision. Sewer and water lines are stubbed to the site. However, unlike the adjacent property, the subject site is not included within an existing assessment district. There are no trunk facilities or pumping stations to accommodate the run-off that results from the proposed subdivision.

The project has, therefore, been reviewed under the Laguna Creek Floodplain Alternatives and Master EIR. The floodplain treatment and alignment have now been established and this project can proceed. The applicant will be required to participate in the assessment district which must be substantially completed prior to recordation of this map.

The subject site is currently zoned Agricultural (A). In order to proceed with development, a rezoning to Single Family (R-1) has been requested. Staff has no objection since this is compatible with surrounding land uses and designations.

- C. Parkland Dedication: The Planning and Community Services Divisions have determined that the applicant's parkland dedication responsibility is 1.0877 acres. Community Services has requested dedication of Lots 58 through 67 to the City for the construction of a park site in combination with the designated school site. There will be some additional parkland dedication in lieu fees required.

Within 90 days prior to final map recordation, the applicant shall submit an appraisal of the land to be subdivided. Fee payment and dedication shall be accomplished prior to final map recordation.

- D. Facilities: The Elk Grove School District is an impacted district and is currently collecting impact fees as building permits are issued.

EIR FINDINGS:

In July of 1984 the Laguna Creek Floodplain Alternatives Study and Master EIR was prepared to address the cumulative impacts of different types of floodplain development in the area. Under the modified floodplain alternative, the Master EIR identified potentially significant adverse environmental impacts in the following areas: unacceptable levels of traffic at three intersections; less housing development than would be available under the 1968 Valley Hi Community Plan; severe air quality problems; noise impacts along Highway 99 and major arterials; inadequate provision of educational facilities in Elk Grove School District; and growth inducing impacts. With the exception of the intensity of housing development, air quality and growth inducing impacts, all other potentially significant concerns were mitigated to a less than significant level through measures and conditions discussed in the Master EIR.

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On March 19, 1985, the City Council determined that the effects of those cumulative impacts that could not be feasibly mitigated were outweighed by specific economic and social considerations. The Council certified the Master EIR, adopted a statement of overriding concerns, and approved the modified floodplain development alternative.

A supplemental EIR was also prepared in July of 1984 to address three specific development proposals in the Laguna Area, including Duncan Estates. The supplemental EIR identified that the subject project would result in an incremental contribution to adverse environmental impacts, but that this contribution is insignificant due to the scale of the Duncan Estates proposal and to mitigation measures required of the applicant. No new issues or impacts not already addressed in the Master EIR were identified.

RECOMMENDATION: Staff recommends:

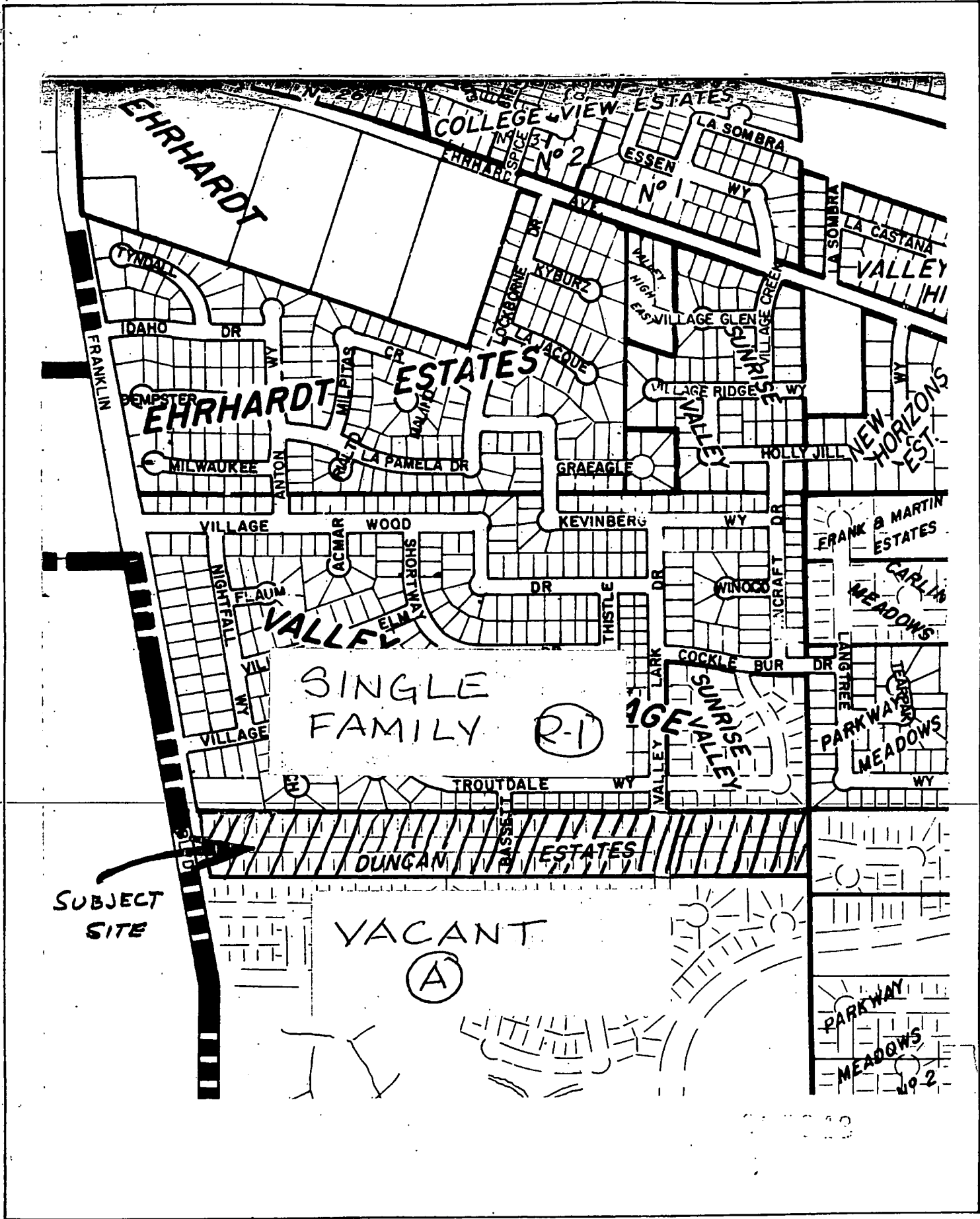
- A. Determination that the Supplemental EIR is adequate;
- B. Certification that the Supplemental EIR has been prepared in compliance with the State CEQA Guidelines and that the City Planning Commission has considered the information contained in the Supplemental EIR;
- C. Determination that the project will not have a significant effect on the environment and that this determination is based on the implementation of conditions placed on the Tentative Map;
- D. Recommend approval of the Rezoning from Agricultural (A) to Single Family (R-1);
- E. Recommend approval of the Tentative Map, subject to conditions which follow.
Conditions - Tentative Map:
 - 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - 2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site extensions and oversizing;
 - 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - 4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - 5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - 6. Meet all County Sanitation District requirements;

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7. Dedicate lots 58 to 67 to the City as a portion of the required Parkland Dedication requirement;
8. Expanded right-of-way for intersection of Bassett Way and Franklin Boulevard shall be 50 feet;
9. Dedicate and construct Franklin Boulevard to a 55-foot half section;
10. Minimum lot pad grade shall be one foot above the 100-year floodplain;
11. Submit a soils test prepared by a registered engineer to be used in street design;
12. A portion of the property lies in the Federal Flood Hazard Area. No development can be approved until appropriate measures can be taken to remove the area from the flood zone.

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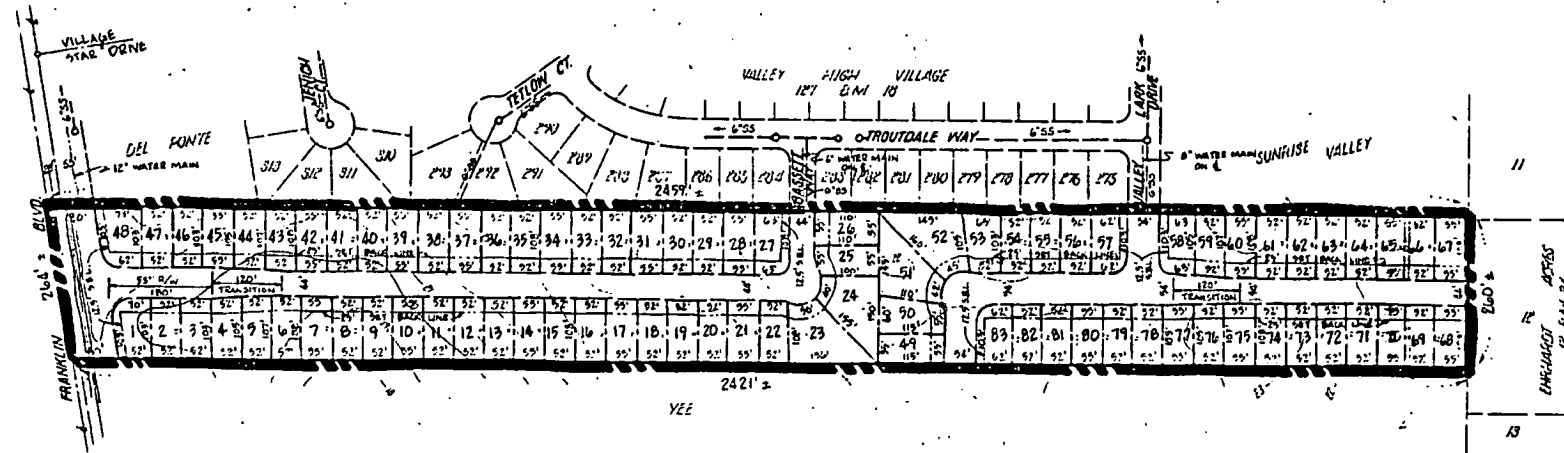
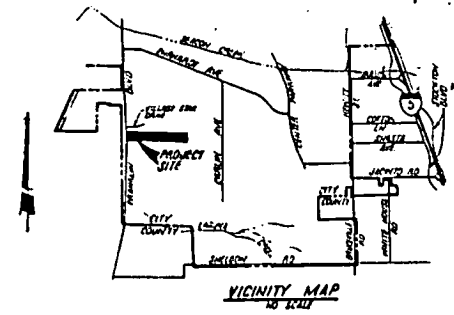


VICINITY - LAND USE - ZONING

84-033

12-5-85

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TENTATIVE MAP

OWNER-
LARRY E & PATRICIA A. WINN
3437 'J' STREET
SACRAMENTO, CA 95818

DEVELOPER-
K.E. DUNCAN & R.L. DUNCAN
400 WATSON LANE
CALIFORNIA, CA 95608
PH: 483-5041

ENGINEER-
GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING
6032 OUTLAND DRIVE - SUITE 119
CALIFORNIA, CA 95608
PHONE: 931-4556

NOTES-
EXISTING ZONING: A
EXISTING USE: VACANT
PROPOSED ZONING: R-1
PROPOSED USE: 69 SINGLE FAMILY LOTS
WATER: PUBLIC
SEWER: PUBLIC
STREETS: CLASS A
MINIMUM LOT AREA: 5000 SQ. FT.
TOTAL ACRES: 14.6 ± ACRES
CONTOUR INTERVAL: 1 FOOT
SOURCE OF TOPOGRAPHY: FIELD SURVEY (MARCH 1980)
FILE PROJECTION: SACRAMENTO PLAT DEPT.
EODR: DIST. - BIA GRD UNIT
ELECTRIC SERVICE: S.M.U.D.
GAS SERVICE: P.G. & E.
TELEPHONE SERVICE: P.T. & T.
PARK DIST. - CITY OF SACRAMENTO

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ASSESSOR'S PARCEL NO.
117-160-10

TENTATIVE SUBDIVISION MAP FOR
DUNCAN ESTATES
CITY OF SACRAMENTO CALIFORNIA